

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Charleston

State: SC

PJ's Total HOME Allocation Received: \$11,856,041

PJ's Size Grouping*: C

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|-----------------|------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | | PJs in State: 8 | | | |
| % of Funds Committed | 94.70 % | 95.95 % | 7 | 92.82 % | 63 | 65 | |
| % of Funds Disbursed | 84.38 % | 86.83 % | 6 | 82.38 % | 46 | 47 | |
| Leveraging Ratio for Rental Activities | 13.89 | 5.98 | 1 | 4.55 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 84.78 % | 89.48 % | 6 | 80.69 % | 25 | 32 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 85.54 % | 66.72 % | 4 | 67.01 % | 77 | 81 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 93.79 % | 84.15 % | 4 | 79.23 % | 70 | 78 | |
| % of 0-30% AMI Renters to All Renters*** | 43.69 % | 38.19 % | 7 | 44.47 % | 44 | 46 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 97.31 % | 95.18 % | 5 | 93.93 % | 36 | 40 | |
| Overall Ranking: | | | In State: | 2 / 8 | Nationally: | 76 79 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$10,255 | \$14,052 | | \$24,984 | 483 Units | 81.00 % | |
| Homebuyer Unit | \$27,274 | \$34,860 | | \$14,192 | 30 Units | 5.00 % | |
| Homeowner-Rehab Unit | \$11,964 | \$21,414 | | \$20,036 | 83 Units | 13.90 % | |
| TBRA Unit | \$0 | \$548 | | \$3,164 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|-----------|-----------|-----------|
| PJ: | \$108,114 | \$130,756 | \$14,027 |
| State:* | \$70,221 | \$8,339 | \$22,769 |
| National:** | \$86,663 | \$70,545 | \$22,663 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| White: | 27.9 | 6.7 | 2.4 | 0.0 |
| Black/African American: | 70.9 | 90.0 | 97.6 | 0.0 |
| Asian: | 0.9 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.2 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 0.2 | 3.3 | 0.0 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 67.0 | 20.0 | 47.0 | 0.0 |
| 2 Persons: | 13.8 | 26.7 | 31.3 | 0.0 |
| 3 Persons: | 11.3 | 23.3 | 6.0 | 0.0 |
| 4 Persons: | 4.3 | 6.7 | 8.4 | 0.0 |
| 5 Persons: | 2.6 | 6.7 | 3.6 | 0.0 |
| 6 Persons: | 1.1 | 6.7 | 2.4 | 0.0 |
| 7 Persons: | 0.0 | 10.0 | 0.0 | 0.0 |
| 8 or more Persons: | 0.0 | 0.0 | 1.2 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 14.9 | 16.7 | 13.3 | 0.0 |
| Elderly: | 58.1 | 10.0 | 68.7 | 0.0 |
| Related/Single Parent: | 23.2 | 36.7 | 7.2 | 0.0 |
| Related/Two Parent: | 2.3 | 26.7 | 4.8 | 0.0 |
| Other: | 1.5 | 10.0 | 6.0 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 44.3 | 0.0 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 1.3 | |
| No Assistance: | 54.5 | |

of Section 504 Compliant Units / Completed Units Since 2001 19

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston State: SC Group Rank: 76
 (Percentile)
 State Rank: 2 / 8 PJs Overall Rank: 79
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00% | 84.78 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 46.46% | 85.54 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 93.79 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 89.25% | 97.31 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.300 | 2.23 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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